

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** January 6, 2026

**TO:** Chair McMahon and Members of Planning Commission

**FROM:** Paul Stoddard, AICP, Director, Department of Planning and Zoning

**SUBJECT:** Director's Report – January 6, 2026

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### **Community Meeting Series**

Beginning in April, the Department of Planning & Zoning began hosting an online community meeting series. Meetings are held every other month. These meetings offer community members an opportunity to stay informed about larger development projects under consideration, changes to regulations that affect new development, and upcoming planning initiatives.

The next meeting is scheduled for Thursday, January 8, 2026. The most recent meeting was held Thursday, October 30. Recordings from past meetings are available here <https://www.alexandriava.gov/planning-and-zoning/planning-zoning-bi-monthly-virtual-community-updates>

### **Docket Lookahead**

The attached lookahead provides a tentative schedule of land use items for docketing through March 2026, including development applications, zoning text amendments, and small area plans. Note that this tentative schedule is for information purposes only and future months may change.

### **One Start Quarterly Report**

The City's One Start initiative includes a series of internal improvements designed to facilitate investment and economic development in the city. One Start is focused on improving the efficiency of the application review process while maintaining rigorous application reviews. The attached report provides summary information regarding One Start and lists project approvals by quarter, including project size, composition, and time from application to approval.

In calendar year 2025, approximately 4.1 Million sq ft of new development, including approximately 2,600 new homes, was entitled. And approximately 3.0 Million sq ft of new development, including approximately 1,900 new homes, was approved to begin construction.

### **Planning Commission Training**

The Certified Planning Commissioners Program (Land Use Education Program – LUEP), offered through the Grace E. Harris Leadership Institute at Virginia Commonwealth University, provides training for commissioners through a combination of opening sessions, at-home study, and closing sessions. The City will cover program costs for Planning Commissioners interested in attending.

Upcoming sessions include: a virtual program (April 27–28, with at-home study through June 14 and closing sessions June 15–16), and an in-person program in Roanoke (August 13–14, with at-home study through October 28 and closing sessions October 29–30).

## **NAIOP Awards**

Four Alexandria development projects won awards at the 2025 NAIOP Northern Virginia Awards on November 20th. The yearly awards ceremony hosted by NAIOP Commercial Real Estate Development Association, a regional development industry association, included awards for recently completed development projects in approximately 20 categories. Alexandria project winners include:

- Virginia Tech Academic Building One for the Build-to-Suit Public Award of Excellence;
- North Potomac Yard Innovation District Pump Station for the Community Enrichment Award of Excellence;
- St. Stephen’s & St. Agnes Upper School for the Build-to-Suit Private Award of Excellence; and
- The Grayson for the Multi-family Residential Award of Merit.

Alexandria projects also won four building awards in 2024 and two awards in 2023. For more information, visit [www.naiop.org](http://www.naiop.org).

## **Attachments**

1. Docket Lookahead January 2026 through March 2026
2. One Start Quarterly Report CY 2026 Q1-Q4
3. 2026 Planning Commissioner Training

# Planning & Zoning | January – March 2026 Look-Ahead

Note: This information is tentative and subject to change.

Updated: January 6, 2026

## JANUARY

## FEBRUARY

## MARCH

### PLANNING COMMISSION AND CITY COUNCIL PUBLIC HEARINGS AND WORK SESSIONS

**Planning Commission Work Session @ 6pm** – Duke Street Land Use Plan Update

**Development – New, Extensions, Amendments**

1. 220 & 224 S Peyton Street – Development Special Use Permit for multi-unit residential buildings and ground-floor commercial office space
2. 3120 Colvin Street – Development Special Use Permit Extension for a garage and warehouse building

**Infill Development/Use Conversions/Commercial Use Permits**

1. 732 N Washington Street – Master Plan Amendment, Rezoning, Special Use Permit, and Encroachment to facilitate office to residential conversion

**Zoning Text Amendments, Plans, and Policies**

1. Commercial to Residential Conversion Zoning Ordinance Text Amendment
2. Green Building Plan Chapter Master Plan Amendment

**Subdivisions (Planning Commission Only)**

1. 106 E Braddock Road – Subdivision of one lot into two lots
2. 412 E Nelson Avenue – Subdivision of one lot into two lots
3. 413 E Nelson Avenue – Subdivision of one lot into two lots

**City Council Jan. 13 Legislative Meeting**

1. BAR Appeal – City Hall Renovation (**Public Hearing**)

**Development – New, Extensions, Amendments**

1. 5165 Seminary Road-Upland Park - Extension of a Coordinated Development District Concept Plan and Development Special Use Permit for townhomes and open space
2. 11 and 21 N Quaker Lane - 3369 Duke Street – Rezoning to remove proffers and Development Special Use Permit for multi-unit (townhouse-style) residential buildings
3. 806 N. Columbus Street – Development Site Plan and a Subdivision for townhomes (Planning Commission Only)

**Commercial Use Permits**

1. 211 Yoakum Parkway – Special Use Permit to operate a restaurant
2. 601 & 619 S Patrick St – Special Use Permit to operate outdoor recreation and entertainment

**Subdivisions (Planning Commission Only)**

1. 102 E Monroe Avenue – Subdivision of one lot into two lots

**City Council Feb 10 Legislative Meeting**

1. Discussion item: Duke Street Land Use Plan Update

**City Council Jan. 24 Public Hearing Meeting**

1. BAR Appeal – 910 King Street

**Development – New, Extensions, Amendments**

1. 300 N Lee Street – Development Special Use Permit for townhomes

**Encroachment**

1. 311 Adams Avenue – Encroachment into the public right-of-way for a fence

**Subdivisions (Planning Commission Only)**

1. 3833, 3835 & 3837 Elbert Avenue – Re subdivide four lots into two lots

**Zoning Text Amendment**

1. Commercial Uses Zoning Ordinance Text Amendment – Follow up from December ZTA

### COMMUNITY ENGAGEMENT

1. Duke Street Land Use Plan Community Workshops Dates TBD
2. P&Z Virtual Community Update – January 8
3. Civic Federation 5-Year Outlook Presentation – January 28

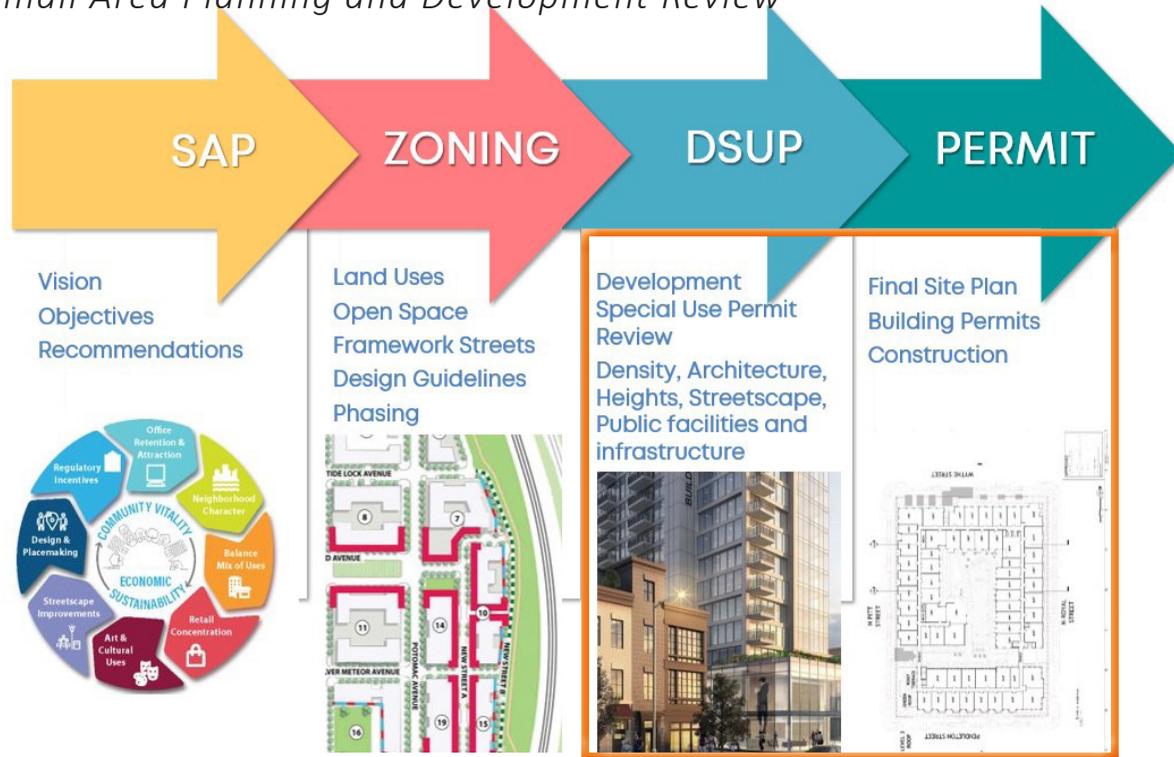
1. P&Z Virtual Community Update – March 17



# ALEXANDRIA ONE START

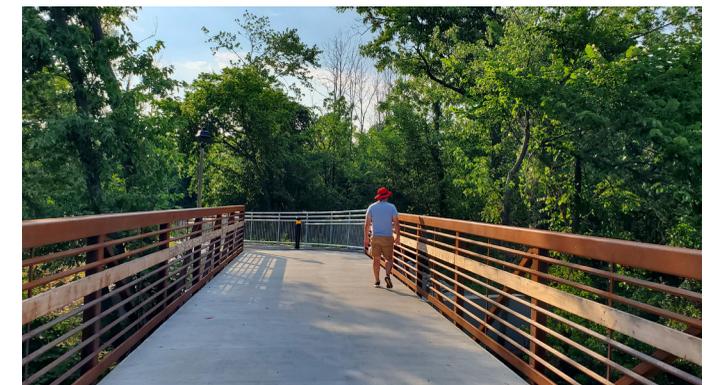
Facilitating review of development applications from Concept to Occupancy

Small Area Planning and Development Review



## One Start: Why It Matters

- Private investment is necessary to realize the community's vision, grow the local economy, and meet housing needs
- New investment supports citywide services by positively contributing to the City's General Fund
  - Property taxes generated exceed service costs by \$0.59 to \$0.93 per dollar generated
- Timely project reviews result in more value available for community benefits and earlier enjoyment of new amenities



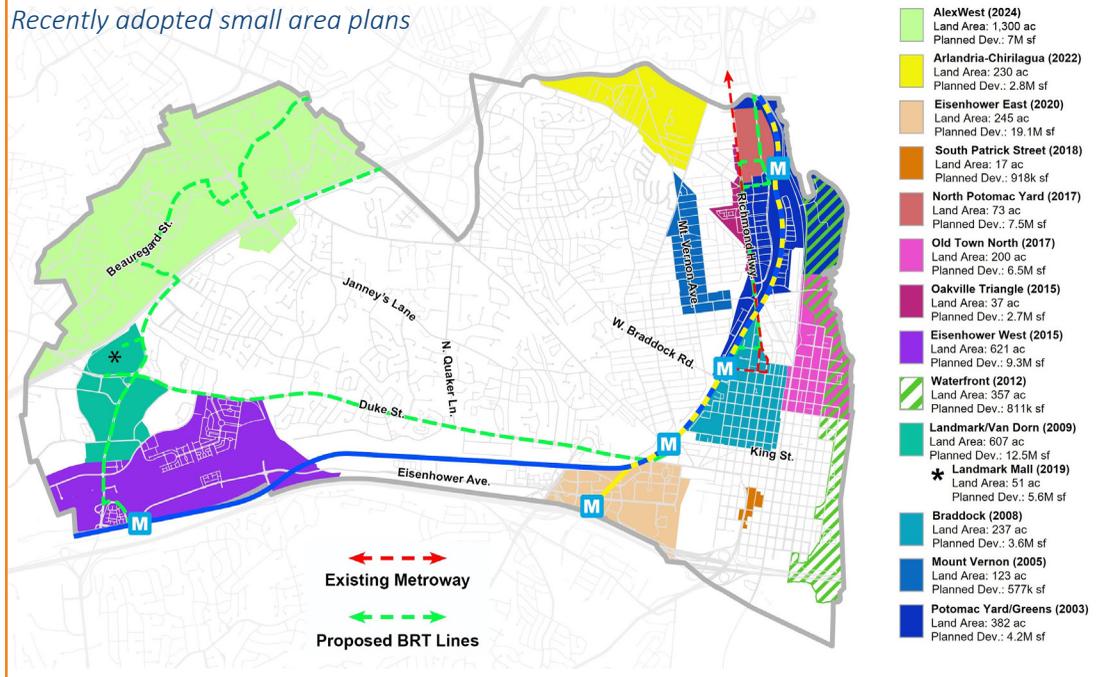


# ALEXANDRIA ONE START

*In Operation— One Year, One Year*

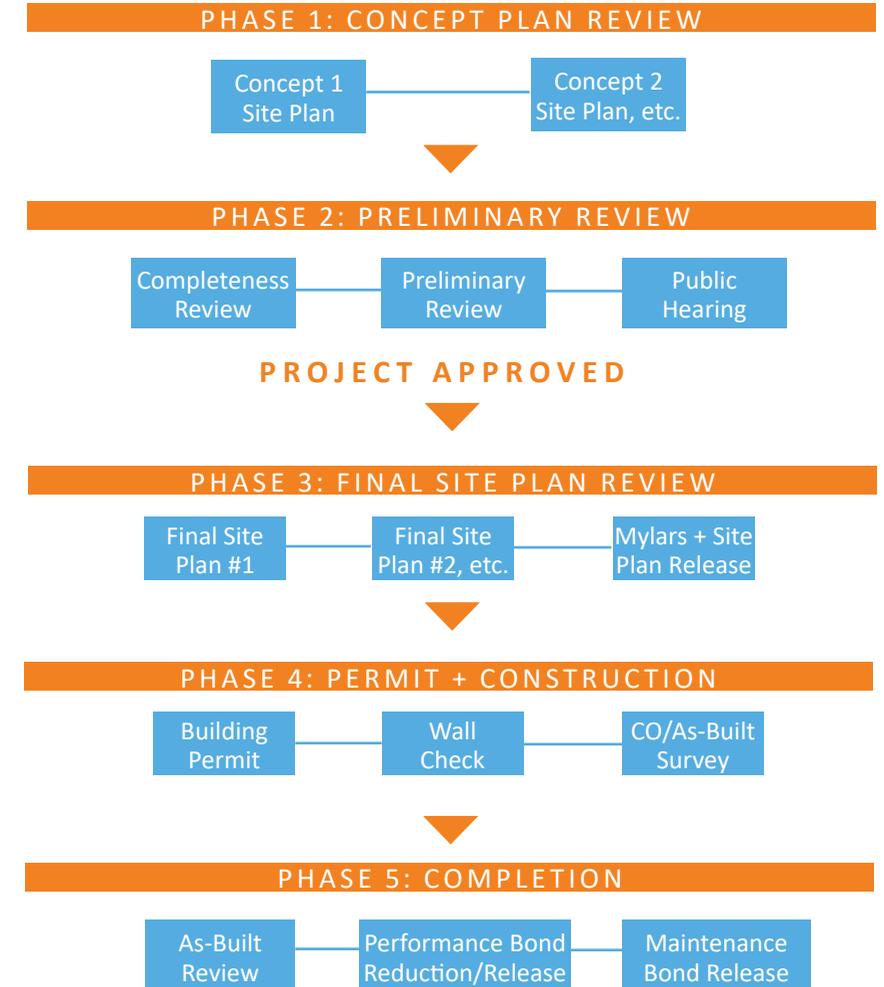
Guided by Community Informed Small Area Plans

2-Year Development Review



One Year  
*From concept to public hearing*

One Year  
*From approval to start of construction*



## Rigorous Plan Review

City staff continue to review applications for stormwater, transportation, utilities, facility needs, architecture, site design, and other development review elements.





# ALEXANDRIA ONE START

Quarterly Report (CY 2025)

## Summary Project Approvals by Quarter

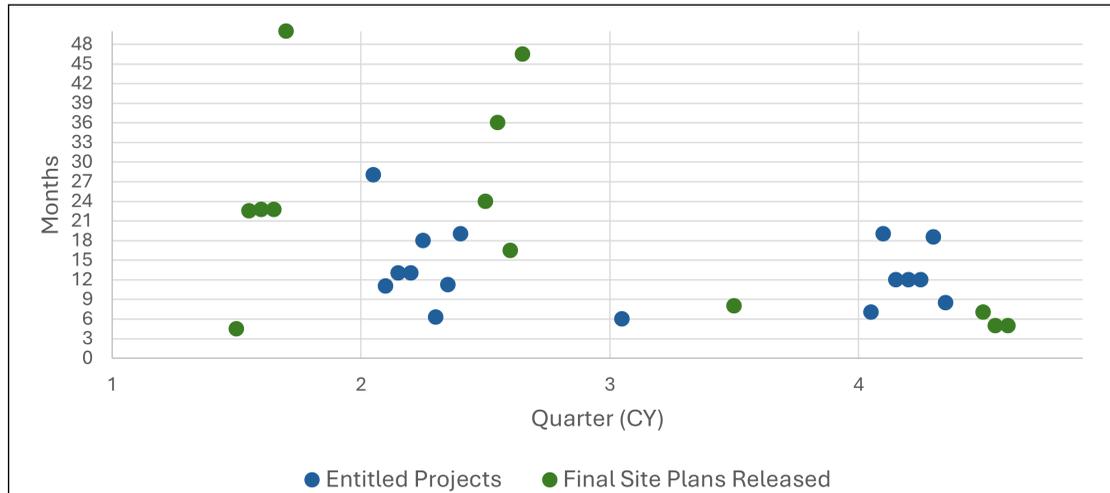
Quarter	Q1	Q2	Q3	Q4	YTD
<b>Entitled Projects</b>					
Projects	0	8	1	7	16
Gross Square Feet	0	1,827,865	14,850	2,296,168	4,138,883
Dwelling Units	0	944	0	1,652	2,596
<b>Final Site Plans Released</b>					
Projects	5	4	1	3	13
Gross Square Feet	1,755,299	980,345	14,262	224,061	2,973,967
Dwelling Units	1,130	710	0	55	1,895

## Detailed Project Approvals by Quarter

Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
<b>Q1 – Entitled Projects</b>			
None			
<b>Q2 - Entitled Projects</b>			
The View	860,948	382	11
1900 Beauregard	535,000	390	28
Robinson Terminal North	236,700	73	19
George Mason Elementary School	108,448	0	6
Whitley Phase 2	50,269	49	11
Westridge Towns	36,500	20	18
The Alante	0	19	13
The Oliver	0	11	13
<b>Q3 - Entitled Projects</b>			
DASH Expansion	14,850	0	6
<b>Q4 - Entitled Projects</b>			
Potomac Yard, Multifamily	570,490	432	12
Potomac Yard, Affordable	119,106	88	12
Potomac Yard, Townhouses	238,980	120	12
4880 Mark Center Drive	640,291	405	18.5
WestEnd (Landmark) Block D	362,254	275	8.5
2051 Jamieson Ave	214,228	187	7
Olde Towne West	150,819	145	19

Project	Gross Sq. Ft.	Dwelling Units	Review Time (mos.)
<b>Q1 - Final Site Plans Released</b>			
WestEnd Block E&G	638,959	390	22
WestEnd Block Eye	598,848	390	22
WestEnd Block K	472,000	337	23
125 N West Street	39,329	13	4.5
VRE Station	6,163	0	50
<b>Q2 - Final Site Plans Released</b>			
Newport Village	558,742	383	46.5
Montgomery Center (Partial)	405,945	327	24
550 S Pickett	9,750	0	16.5
4 E Oak	5,908	0	36
<b>Q3 - Final Site Plans Released</b>			
Colvin St. Garage	14,262	0	8
<b>Q4 - Final Site Plans Released</b>			
George Mason Elementary School	108,448	0	5
Whitley Phase 2	50,269	49	7
Clarens Estates	65,344	6	5

## Calendar Year 2025 Approval Times





## 120th Certified Planning Commissioners Program

The Virginia Certified Planning Commissioners' Program (CPC) is designed to provide the legal and technical background needed by citizen-planners and decision makers. The program covers the "what" and "why" of planning in Virginia in addition to reviewing the principals that guide the community planning process.

Program participants will also learn how to handle and respond to the range of issues that come before a local planning commission and will engage in role-play and scenarios to put what they have learned to work.

Two sessions of the CPC class will be offered in 2026. Each session covers the same information and consists of three parts: a two-day Opening Session, appx. 8 weeks of At-home Study, and a two-day Closing Session.

Virtual	In-Person - Roanoke
<b>Opening Session:</b> April 27 & 28 8:30 am - 4:00 pm	<b>Opening Session:</b> August 13 & 14 9:00 am to 4:30 pm
<b>At-home Study:</b> April 29 - June 14	<b>At-home Study:</b> August 15 - October 28
<b>Closing Session:</b> June 15 & 16 8:30 am - 4:00 pm	<b>Closing Session:</b> October 29 & 30 9:00 am to 4:30 pm
Register by: April 10	Register by: July 29

***\*If you would like to attend one of the two sessions, email Paul and Nancy at least 3 weeks before the registration date listed for the chosen session. Planning & Zoning will submit the registration and reimburse members for lodging, travel, books and other related expenses.***

Students at the Opening and Closing sessions will hear from planning experts, practitioners, and educators about the fundamentals of land use, zoning, and planning. Participants will obtain/purchase textbooks for the at-home study portion, which includes a series of simple assignments to guide students through the texts. We anticipate the course will require a time commitment of two to three hours each week.